

APPENDIX

CHART OF CLAIMS IN SECOND AMENDED COMPLAINT

No.	Claim	Plaintiff(s)	Defendant(s)
1	Common Law Fraud and Fraudulent Inducement	John Magness, The Peabody Bulldog	Tyrrell L. Garth, Phillip H. Clayton
2	Breach of Contract	John Magness, The Peabody Bulldog	Tyrrell L. Garth, Phillip H. Clayton
3	Promissory Estoppel	John Magness, The Peabody Bulldog	Tyrrell L. Garth, Phillip H. Clayton
4	Common Law Fraud	All Plaintiffs	Tyrrell L. Garth, Phillip H. Clayton
5	Deceptive Trade Practices Act	The Peabody Bulldog	Tyrrell L. Garth, Phillip H. Clayton
6	Breach of Fiduciary Duty	All Plaintiffs	Tyrrell L. Garth, Phillip H. Clayton
7	Conversion	All Plaintiffs	Laurie Cooper, Starrex Title Florida, MarketStreet Entities, Brian A. Brewer
8	Tortious Interference with Contract	All Plaintiffs	All Defendants
9	Misappropriation of Trade Secrets (TUTSA)	All Plaintiffs	Laurie Cooper, Starrex Title Florida, MarketStreet Entities, Brian A. Brewer
10	Unjust Enrichment	All Plaintiffs	Tyrrell L. Garth, Phillip H. Clayton, Starrex Title Florida, MarketStreet Entities, Brian A. Brewer
11	Texas Theft Liability Act	Magnolia Entities	Tyrrell L. Garth, Phillip H. Clayton, Laurie Cooper
12	Unfair Competition	All Plaintiffs	Laurie Cooper, Starrex Title Florida, MarketStreet Entities, Brian A. Brewer

No.	Claim	Plaintiff(s)	Defendant(s)
13	Breach of Fiduciary Duty	All Plaintiffs	Laurie Cooper
14	Aiding and Abetting Breach of Fiduciary Duty	All Plaintiffs	MarketStreet Entities, Starrex Title Florida, Brian A. Brewer
15	Defamation	John Magness, Magnolia Entities	Laurie Cooper, Brian A. Brewer
16	Business Disparagement	Magnolia Entities	Laurie Cooper, Brian A. Brewer
17	Federal Trademark Infringement and Unfair Competition (Lanham Act)	Magnolia Entities	Laurie Cooper, Brian A. Brewer, Starrex Title Florida, MarketStreet Entities
18	Constructive Trust	All Plaintiffs	All Defendants
19	Accounting	All Plaintiffs	Tyrrell L. Garth, Phillip H. Clayton, Laurie Cooper, Brian A. Brewer, MarketStreet Entities, Starrex Title Florida
20	Equitable Lien	All Plaintiffs	All Defendants
21	Civil Conspiracy	All Plaintiffs	All Defendants
22	Exemplary Damages	All Plaintiffs	All Defendants

Plaintiff Groups Defined:

- **All Plaintiffs:** Coast to Coast Title, LLC; SolCity Title, LLC; Magnolia Title Arkansas, LLC; Magnolia Title Florida, LLC; The Peabody Bulldog LLC; and John Magness
- **Magnolia Entities / “Magnolias”:** Coast to Coast Title, LLC; SolCity Title, LLC; Magnolia Title Arkansas, LLC; and Magnolia Title Florida, LLC
- **MarketStreet Entities/ “MarketStreet”:** MarketStreet Capital Partners, LLC and MarketStreet Capital Partners AR, LLC

Notes:

1. Direct claims by John Magness and The Peabody Bulldog arise from direct injuries to their individual interests, not derivative of harm to the Magnolia Entities.

2. All claims are brought in compliance with Rule 9(b)'s heightened pleading standards where applicable
3. Jurisdictional bases for each defendant are detailed in the Jurisdiction and Venue section of the Complaint
4. Multiple claims address overlapping factual allegations but provide alternative legal theories for recovery
5. Equitable remedies (Constructive Trust, Accounting, Equitable Lien) are complementary to monetary claims
6. The Texas Theft Liability Act claim is brought only by the Magnolia Entities, not by Magness or TPB individually